090.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,400 / 613,400
					USE VALUE:	613,400 / 613,400
					ASSESSED:	613,400 / 613,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRIMMINGS DAVID C-JOYCE B
Owner 2:	
Owner 3:	
Street 1:	41 GORHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,788 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4788.000	218,900		394,500	613,400
Total Card	0.110	218,900		394,500	613,400
Total Parcel	0.110	218,900		394,500	613,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.98 | /Parcel: 354.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57510
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,900	0	4,788.	394,500	613,400	613,400	Year End Roll	12/18/2019
2019	101	FV	189,900	0	4,788.	400,200	590,100	590,100	Year End Roll	1/3/2019
2018	101	FV	189,900	0	4,788.	298,700	488,600	488,600	Year End Roll	12/20/2017
2017	101	FV	189,900	0	4,788.	270,500	460,400	460,400	Year End Roll	1/3/2017
2016	101	FV	189,900	0	4,788.	259,300	449,200	449,200	Year End	1/4/2016
2015	101	FV	178,100	0	4,788.	219,800	397,900	397,900	Year End Roll	12/11/2014
2014	101	FV	178,100	0	4,788.	208,500	386,600	386,600	Year End Roll	12/16/2013
2013	101	FV	178,100	0	4,788.	198,400	376,500	376,500		12/13/2012

!7287!

PRINT

Date	Time
12/10/20	21:56:21

LAST REV

Date	Time
09/27/18	11:49:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7287

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9896-412		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	57510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	829	Siding	15,600					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
8/17/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	Info Fm Prmt	PC	PHIL C
12/5/2008	Meas/Inspect	189	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4788		Sq. Ft.	Site		0	70.	1.18	5									394,547						394,500	

Total AC/HA: 0.10992 | Total SF/SM: 4788 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,547 | Spl Credit | Total: 394,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	85107
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317188
Depreciation:	98328
Depreciated Total:	218860

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

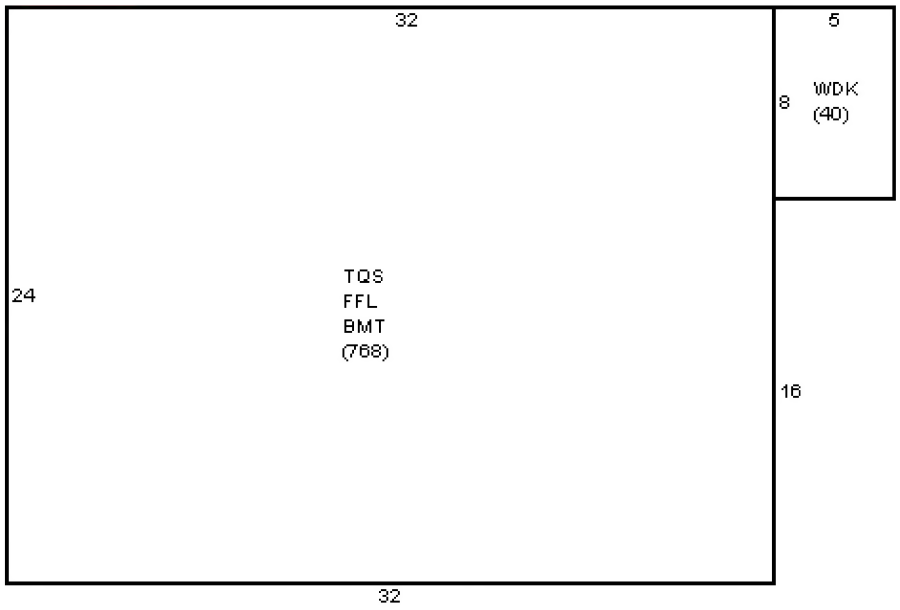
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	101.72
Final Total:	218900	Val/Su SzAd	162.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.780	42,841
FFL	First Floor	768	140.330	107,775
TQS	3/4 Story	576	140.330	80,832
WDK	Deck	40	15.840	634

Net Sketched Area:	2,152		Total:	232,082	
Size Ad	1344	Gross Are	2344	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: